

PLANNING COMMISSION MINUTES

August 7, 2002

CALL TO ORDER:

Chairman Vlad Voytilla called the meeting to order at 7:02 p.m. in the Beaverton City Hall Council Chambers at 4755 SW Griffith Drive.

ROLL CALL:

Present were Chairman Vlad Voytilla, Planning Commissioners Gary Bliss, Eric Johansen, Dan Moks and Shannon Pogue. Planning Commissioner Bob Barnard was excused.

Senior Planner Alan Whitworth, Senior Transportation Planner Don Gustafson, Assistant City Attorney Ted Naemura and Recording Secretary Sandra Pearson represented staff.

The meeting was called to order by Chairman Voytilla, who presented the format for the meeting.

VISITORS:

Chairman Voytilla asked if there were any visitors in the audience wishing to address the Commission on any non-agenda issue or item. There were none.

STAFF COMMUNICATION:

On question, staff indicated that there were no communications at this time.

OLD BUSINESS:

Chairman Voytilla opened the Public Hearing and read the format for Public Hearings. There were no disqualifications of the Planning Commission members. No one in the audience challenged the right of any Commissioner to hear any of the agenda items, to participate in the hearing or requested that the hearing be postponed to a later date. He asked if there were any ex parte contact, conflict of interest or disqualifications in any of the hearings on the agenda. There was no response.

1 **CONTINUANCES:**

2

3 **A. RZ 2001-0014 - SW HOCKEN AVENUE/SW JENKINS ROAD LAND USE**

4 **MAP AMENDMENTS AND REZONE**

5 (Continued from July 31, 2002)

6 This proposal is to amend the Zoning Map to designate four parcels that have
7 been annexed into the City, by a separate process, Community Service (CS) in
8 place of the current Washington County designation of Industrial on the County's
9 Cedar Hills – Cedar Mill Community Plan, with an Interim Light Rail Station
10 Area Overlay District. These parcels are identified as Lots 15201 and 15300 on
11 Washington County Assessor's Map 1S1-09AC, and Lots 0200 and 0300 on
12 Washington County Assessor's Map 1S1-09DB.

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14 Chairman Voytilla indicated that although he had requested a copy of the tape of
15 the meeting of July 24, 2002, for review for the purpose of participating in the
16 decision on this issue, because this tape had not been available to him until this
17 evening, he does not intend to participate in this decision. Observing that all
18 members of the Planning Commission had received the requested information, he
19 pointed out that the public testimony portion of the Public Hearing had been
20 closed, and suggested that it is time for deliberation on this issue.

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22 Commissioner Maks commented that while he is satisfied with the information he
23 had received, he does have several questions. Referring to the SW Hall
24 Boulevard Extension, he requested clarification of the timetable for this proposal
25 and whether funding is available.

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27 Senior Transportation Planner Don Gustafson advised Commissioner Maks that
28 Mr. Perniconi had verified that because this involves a private street, the
29 developers for the mall (Beaverton Mall, aka Cedar Hills Crossing) would assume
30 responsibility for this connection, adding that it is anticipated that this would be
31 completed next year.

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33 Commissioner Maks questioned whether this extension is conditioned as a part of
34 a separate application.

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36 Mr. Gustafson informed Commissioner Maks that this extension is not
37 conditioned in connection with a separate application.

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39 Commissioner Johansen referred to page 3 of the Staff Report, specifically with
40 regard to an overlap phase with an eastbound right turn movement.

41

42 Mr. Gustafson observed that the Traffic Engineer would explain this overlap
43 phase, adding that the City of Beaverton had just made improvements to that
44 particular signal.

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1 **BRANDON NEVERS**, representing *Kittelson and Associates*, on behalf of the
2 applicant, the City of Beaverton, pointed out that as part of the analysis with
3 regard to SW Cedar Hills Boulevard and SW Jenkins Road, the potential signal
4 timing and phasing improvements had been considered. He noted that the right
5 turn movements coming from SW Jenkins Road and turning right onto SW Cedar
6 Hills Boulevard created quite a high demand of approximately 400 vehicles
7 making that movement in the p.m. peak hour. He explained that the right turn
8 overlap phase allows that right-turn movement to occur concurrently with
9 northbound left turning traffic from SW Cedar Hills Boulevard onto SW Jenkins
10 Road, creating a protected movement. On question, he informed Commissioner
11 Maks that this is actually in place and functioning at this time, reducing the
12 existing Level of Service to a "D" with a vehicle count of 0.88.

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14 Commissioner Maks referred to page 2 of the Traffic Report, specifically the
15 proposed extension of SW Hall Boulevard from SW Cedar Hills Boulevard to SW
16 Hocken Avenue.

17
18 Mr. Nevers clarified that this improvement would be provided by private
19 development.

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21 Commissioner Maks referred to page 2 of the Memorandum, pointing out that
22 while 3% has been the average, 4% had been added for increased traffic volumes.

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24 Mr. Nevers advised Commissioner Maks that they had used 1.5% for growing
25 existing volumes, and had also added in traffic from approved developments
26 within the area, including some build out from the *Tektronix* campus as well as
27 two other office buildings in the area, for an approximately 3.5% to 4.0 %
28 increase overall.

29
30 Commissioner Maks appreciation to staff for e-mailing this information prior to
31 meeting, adding that he is glad that he had asked these question, all of which
32 needed to be addressed, and expressed his support of the application.

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34 Observing that his questions had been addressed to his satisfaction, Commissioner
35 Bliss expressed his support of the application.

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37 Commissioner Pogue stated that he supports the application, based upon the facts
38 and findings of staff and the additional information that had been provided.

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40 Observing that he is glad to have had the opportunity to obtain the necessary
41 information, Commissioner Johansen expressed his support of the application.

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43 Chairman Voytilla reiterated that because he had not been present during the first
44 Public Hearing, he would abstain from voting on this issue.
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1 Commissioner Maks **MOVED** and Commissioner Bliss **SECONDED** a motion
2 to approve RZ 2001-0014 – SW Hocken Avenue/SW Jenkins Road Rezone, based
3 upon the testimony, reports and exhibits, and new evidence presented during the
4 Public Hearing on the matter, and upon the background facts, findings and
5 conclusions found in the Staff Report dated June 24, 2002, with an amendment to
6 paragraph 4 of page 11, as follows: “A new traffic study has been done which
7 was the ~~biases~~ **basis** for the recommended condition...”; and Supplemental Staff
8 Report dated July 15, 2002., including additional evidence received from
9 *Kittelson & Associates* in Memorandums dated July 29, 2002, and August 6,
10 2002.

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12 Motion **CARRIED** by the following vote:

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14 **AYES:** Bliss, Johansen, Maks and Pogue.

15 **NAYS:** None.

16 **ABSTAIN:** Voytilla.

17 **ABSENT:** Barnard.

18
19 **MISCELLANEOUS BUSINESS:**

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21 The meeting adjourned at 7:14 p.m.